

**Public Hearing Action Items  
Brooklyn Community Board 8  
Weeksville Heritage Center  
158 Buffalo Avenue  
Brooklyn, NY 11213**

**June 12, 2025**

**Members Present**

Sharon Alexis-Pierre  
Isaac Andino  
Princess Benn-James  
Barbara Cofield  
Dian Duke  
Benny Faygen  
Drew Gabriel  
Tamika Gibbs  
Nizjoni Granville  
Mohammad Hassan  
Jennifer Jordan  
Frances Langley  
Robert Lapointe  
Dr. Sarah Lazur  
Lisa Maldonado  
William Meehan  
Kwasi Mensah  
Mimi Mitchell  
Robert Puca  
Yahya Raji  
Anika Roach  
Conor Ross  
Brian Saunders  
Robin Smith  
Lesley Steele  
Declan Taintor  
Dina Tate  
Katie Taylor  
Mark Thurton  
Briana Uwa  
Gib Veconi  
Kimberly Watson  
Irsa Weatherspoon  
Sharon Wedderburn  
Regina Wilson  
Robert Witherwax

**Members Absent/Excused**

Akua Aidoo  
Peter Anekwe  
Gail Branch-Muhammad  
Jamell Henderson  
Tafari John-King  
Fior Ortiz-Joyner  
Taraya Pettway  
Dr. Cadesa Ramharrack  
Ezra Roth  
Meredith Staton  
Dana Thompson  
Ryan Tucker  
Esmond Turnbull  
Deborah Young

**Elected Official Representatives**

Sean Gurl, Assemblymember Robert Carrol  
Krista Reilly, Senator Zellnor Myrie  
Janay Pierre, Councilmember Crystal Hudson  
Tendai Watkins, Assemblymember Stefani Zinerman  
Connie Little, Councilmember Darlene Mealy

**Agency Representatives**

Alicia Pritchard, Bklyn Public Library, Brower Park Branch

**CB8 Staff Present**

Michelle George, District Manager  
Julia Neale, Community Coordinator

The regular meeting of Community Board 8 was called to order at 6:30PM by Chairperson Irsa Weatherspoon. She asked for roll call.

**Acceptance of Minutes** – Mr. Saunders made a motion to accept the May minutes with all necessary corrections. Corrections were called in by several members, all of whom stated that the

minutes should reflect that the membership body believed the Board had voted on AAMUP containing both Options 1 and 3, not Option 1 only as voted on by the Council. The motion was seconded by Ms. Wedderburn and carried unanimously.

Chairperson Weatherspoon thanked members for reading the minutes and making the necessary adjustments. She thanked Dr. Raymond Codrington, Executive Director of Weeksville Heritage Center, for hosting the Board and invited him to say a few words.

**Weeksville Heritage Center** – Dr. Raymond Codrington, PhD, Executive Director

Dr. Codrington stated that it is always a pleasure to support community neighbors and recognized the partnership of Weeksville and CB8, calling it a powerhouse collaboration.

He gave a brief overview of the history of Weeksville, a cultural institution and historic site of the first free black community in Brooklyn. Free blacks bought land in the section and that makes the land sacred. The community had about 500 people living in it, and if you walk around the site, you will see some of the historic homes in the community, dated between 1840 and 1880. The community had a baseball team, a newspaper, a school, healthcare site and so much more. You can feel the energy and legacy of those that came before us here in the community. It is a feeling of ancestry that really cannot be quantified. Because the facility is a museum and living testament to those that came before us, the grounds are exactly as they would have looked during the heyday of the community. Contact the museum for a tour and to learn more.

Dr. Codrington also announced the museum's 4<sup>th</sup> Annual Juneteenth celebration on the 19<sup>th</sup>. He invited all to attend and learn more about the legacy and importance of Juneteenth not just in black history, but in American history.

Chairperson Weatherspoon thanked Dr. Codrington for his words and reiterated the invitation for all in attendance to visit and learn more about the history. She then invited Ms. Elba Melendez from the NYC Office of Emergency Management to say a few words on how to stay safe in hot weather.

**NYC Office of Emergency Management, CERT** – Ms. Elba Melendez

Ms. Melendez states that she represents OEM's community emergency response team (CERT) division. They have been traveling to different community boards throughout the city to speak on how to stay safe in the heat and how to make sure the vulnerable populations are taken care of. She provided the little known fact that children overheat as easily as the elderly for both the same and different reasons. It is crucial that as many people as possible know simple tips and tools to keep themselves and the community safe and secure.

Extreme heat and heat waves occur when there are 3 or more consecutive days of 90+ degree heat. You should keep your AC on the lowest setting all day to keep it comfortable and then turn it up at night. If you have a ceiling fan, keep it on to circulate the air. Keep the shades down when sunny and consider getting blackout curtains as the sun entering through windows can increase the temperature inside. Sometimes, it is more comfortable and cool outside than it is indoors as it can be 10+ degrees hotter inside than outside and for longer durations even after it has cooled off outside. This is because heat can be trapped in the bricks and other building cladding and trapped inside the walls making it difficult to cool off the space. Upper floor units can be naturally hotter

because heat rises and they are closer to sun level. Keep air circulating at all times to allow for movement and elimination of hot air. It is critical to always keep your space cool and comfortable.

Extreme heat affects everyone, some more than others. Heart disease and mental illness can affect cooling. Diabetes can interfere with the body's ability to regulate its temperature. Air conditions are essential for cooling and maintaining body temperature. Take cool showers (not cold) or lukewarm showers to help your body regulate. Cold showers will cause your body to heat up to cool you off in a cold shower, essentially making you hotter.

There are free programs available to help you get a free air conditioner. These programs are not always income based like the home energy assistance program or HEAP. Under these programs, you can get a free AC up to \$800 with install. Additionally, there are cooling centers across the city. The application period for a free AC opened in April and extends thru July or until money runs out.

In terms of coping with the heat, Ms. Melendez advised everyone to make sure you stay hydrated; drink lots of water. Room temperature water cools you down faster. Register any medical devices with your utility companies to ensure that you are prioritized to prevent your electricity from being turned off. Keep air circulating in your home at all times, and utilize common sense about how you plan to beat the heat.

After a brief question and answer period, Chairperson Weatherspoon thanked Ms. Melendez for the information and opened the floor to elected official representatives.

**Mr. Justin Freeman** from Assemblywoman Phara Souffrant-Forrest's office announced that after hearing the history of Weeksville, he is thrilled to be standing in the historic site. The Assemblywoman has been working hard in Albany, having managed to secure a few victories in the budget including expanding the housing access program, increased unemployment benefits, and hormone replacement therapy for women among others.

The State of the 57<sup>th</sup> District is on July 24<sup>th</sup> at BAM Fischer, 321 Ashland Place. RSVP is required, and nominations are being accepted for the Women of Distinction Awards. To RSVP or nominate someone, call the office at 718-596-0100. Housing Justice Town Hall on Tuesday, July 15 at 6 PM at BRIC (647 Fulton Street), which will focus on the newly enacted Good Cause Eviction law, tenant rights, and local organizing efforts. Community Board 8 has several buildings likely affected by Good Cause; residents may also benefit from understanding the law, especially as the landscape around tenant protections continues to change.

Finally, there will be an E-Waste and Textile Recycling Collection Event happening on Saturday, July 26, from 10 AM to 2 PM at St. Francis De Sales School for the Deaf – Parking Lot (entrance at 1003 Union Street, between Classon & Franklin Avenues).

**Ms. Connie Little** from Councilwoman Darlene Mealy's office announced several upcoming events including disco night, soccer camp, movie under the stars, and a completed parks project ribbon cutting on Juneteenth. She mentioned several services in the office as well, including immigration assistance every Monday and housing assistance every Tuesday.

The member continues the fight against food insecurity, especially as it relates to seniors. Ms. Little explained that 7 out of every 10 black seniors across the 41<sup>st</sup> CD face food insecurity in

many forms, and the member is working to combat the shortages by not only fighting for adequate funding for senior centers, but also for Meals on Wheels, increasing availability of SCRIE and DRIE, and battling her colleagues in the council on obtaining truly affordable housing at rates that those in her district and in Crown Heights can actually afford to keep more money in people's pockets.

**Ms. Krista Reilly** from Senator Zellnor Myrie's office announced that they are available for assistance on any constituent services or needs. She also mentioned an upcoming youth basketball clinic on July 26<sup>th</sup> at Wingate Park from 10AM to 2PM. She also informed everyone that a Back to School block party will be held sometime in early September, so look out for the official notice. Follow the Senator on social media for more information.

**Mr. Sean Gurl** from Assemblyman Bobby Carroll's office stated that constituents can call the office at 718-788-7221 for assistance. He announced that the Assemblyman was able to pass legislation in the Assembly for dyslexia and dysgraphia. Dyslexia and dysgraphia are distinct but often co-occurring learning disabilities. Whereas dyslexia primarily affects reading and spelling, stemming from difficulties with phonological processing, dysgraphia impacts the physical act of writing, affecting handwriting legibility and the ability to translate thoughts into written words. Both can present challenges in academic settings, particularly with written work, but require different approaches to support. Bill A. 2687 has been introduced in the New York State Assembly to establish a Center for Dyslexia and Dysgraphia within the State Education Department. It aims to address the needs of students with dyslexia and dysgraphia, and to promote evidence-based practices for their support. The bill is currently awaiting passage in the Senate as S. 5569.

Another key piece of legislation to pass the Assembly is Bill A174 prohibiting mandatory rent minimums and mortgages for businesses. It aims to prevent landlords from being penalized or forced into default due to not setting a high enough rent on their properties.

**Ms. Janay Pierre** from Councilmember Crystal Hudson's office read the following statement into the record on behalf of the member:

*"Good evening. My name is Janay Pierre, and I'm the scheduling & operations manager for Council Member Hudson, and also the Community Board 8 liaison for our office. I'd like to read the following statement on the Council Member's behalf, since she can't be here due to a speaking engagement this evening:*

*Thank you again to Community Board 8 for the opportunity to join your May General Board Meeting alongside Council Member Ossé. We presented the two MIH options under consideration for the Atlantic Avenue Mixed-Use Plan and made clear we would move forward with the option the Board selected. After presenting detailed data from the City's Racial Equity Report, we explained why Option 1—25% of units at an average of 60% AMI with 10% at 40% AMI—would better serve the broad range of Black residents at risk of displacement. Option 1 provides more units, more tiers of affordability, and more access for Central Brooklyn families struggling with market rents now exceeding \$3,000.*

*To be clear: we mapped Option 1 because it was our understanding that the Board voted to select Option 1 only over Option 3 only, after much discussion. That was made explicit during the meeting, and no resolution or communication was provided after the vote to suggest otherwise. All but two members of the Community Board voted in favor of Option 1, including the Board Chair*

*and Land Use Committee Chair. Further, the CB8 Chair, Land Use Chair, and M-CROWN Chair are all members of AAMUP's Steering Committee, and have been briefed in real time throughout the process. Claims that our offices disregarded the Board's input are simply false and do a disservice to the transparent and collaborative work that brought this plan to life.*

*The Atlantic Avenue Mixed-Use Plan is one of the boldest community-led rezonings in recent history. It meets all three conditions set forth in CB8's April resolution: it delivers 4,600 new homes—including 1,900 affordable units—creates incentives for light industrial use, and secures over \$1.2 million for tenant and homeowner protections. We remain committed to moving forward in partnership, grounded in the facts, and in the shared goal of keeping Black families in Central Brooklyn.*

*Since last month's meeting, we have heard from some members of the board that they thought both Options 1 and 3 would be mapped, which was neither discussed during the meeting nor communicated to either of our offices following the vote. Again, it was always our intent to move this plan forward in the way the community wanted. So in our absence tonight, we have invited Perris Straughter, head of the City Council's Planning & Land Use division, to discuss options and procedures to address what has only just been brought to our attention after the full body's vote in the Council, and answer any questions you may have. Thank you."*

Ms. Pierre invited Mr. Perris Straughter from the Council's Land Use office to help clear up the Board's misunderstanding.

### O&A

- Some members felt there was intent to confuse, and members were convinced they were voting on option 1 and 3, not just option 1. Response: *It was not communicated to him both 1 and 3 because it could have been an option. Crystal was ambivalent and was torn between the two options. Unfortunately, the council already voted on the matter and it became law. FUCAs not very common and are an abridged ULURP, not a full one and will be completed by end of the year.*
- It is very important for the community to understand next steps. The path forward is not clear cut. Response: *The FUCA is the path forward, and it was his understanding that the full Board would be voting on them at the meeting this evening. They are only utilized in extreme options when it is clear a mistake has been made or something important has been left out. If the Board is adamant about Option 3, it is possible to advocate for additional affordability for public sites and in some private sites using public funds. In terms of what we can regulate in the zoning resolution, we can only regulate the minimum MIH floor area.*
- Other projects have utilized greater affordability set-asides than the MIH minimum, and in fact, when MIH was passed in 2016, the Boards and the electeds were encouraged to advocate for greater affordability and higher percentages of set asides than the minimum. Was that advocacy present in this project, especially when the member herself voted against a private redevelopment proposal that would have given much more than AAMUP? Response: *It is illegal to demand greater affordability in this project than what is required under the MIH zoning.*

Chairperson Weatherspoon thanked Mr. Straughter for attending and attempting to clear away some of the confusion. She stated she would ensure that a special meeting was held to devote to fully understanding the AAMUP FUCAs and identifying next steps.

She then opened the public hearing portion of the meeting.

## **Public Hearing**

### **Parks, Youth & Education** –Ms. Kim Watson, Chair

The Parks, Youth & Education Committee met on May 6, 2025 and again on June 3, 2025 at Brower Park Library. Members of the committee heard the redesign plan for the St. Marks Playground (at the St. Marks Avenue Superblock—St. Marks Avenue between Kingston and Albany Avenues). The project is a Dept. of Parks and Recreation (DPR) capital project fully funded by Mayor Eric Adams at \$2.8M, and the site is roughly one-quarter acre of land in the middle of the Superblock. Officials explained that the playground was first created in 1969 as part of a community pilot program that created two “superblocks,” by Bed Stuy Restoration Corporation and is officially on Dept. of Transportation property and maintained by DPR.

In mid-2023, DPR led a community initiative to hear not only the issues with the playground currently, but to gather feedback on the elements the community desired. The main concerns raised then were safety, misuse of the space after hours, a desire for more trees and other green plantings, a space designed specifically for children as it is indeed a playground, and amelioration of vehicular conflicts. Due to the fact that the playground is in the Crown Heights North Historic District, the project must also be approved by the NYC Landmarks Preservation Commission, which also restricts some of the elements that can be used as well as the look and feel prior to being introduced to the Public Design Commission.

In May 2025, DPR presented plans to the PYE committee with the main project goals of the following: increase amenities for children; create a design complementary to its history; maintain and improve sight lines in and surrounding the park; seamlessly integrate the park into the streetscape changes; utilize walls and elevation change.

Key components of the design included:

- Separate play spaces for ages 2 to 5 and 5 to 12 with a sensory and quiet play space separate from the two play areas
- A center placed sprinkler system
- Addition of new trees and more plantings
- Maintenance of as many of the colored Afro- and Caribbean-centric pavers and designs
- Maintenance of the open sightlines on the street via a low wall and sunken park space
- Amendments on streetscape to disrupt abusive vehicular habits via the introduction of removable bollards
- Removal of all chess tables to focus on a kid-centric playground and interrupt illicit adult activities
- Utilization of “ottoman” style seats without backrests to aid in interruption of illicit adult activities

At the May meeting, the following concerns and desires were expressed:

- The number of removable bollards seems quite high, maybe too high to allow for quick and easy access in case of an emergency.
- Requests to keep at least a few of the tables as the age for children does not stop at 12 and sometimes even younger kids want more cerebral activities.
- Add some backs to the benches to make it more comfortable and inviting to sit on.
- Concerns about getting wet because of the spray shower in the middle
- Add more trees and greenery/greenspace and plantings
- Add more open space and artificial turf since Brower Park is overrun with dogs.

At the June 2025 PYE meeting, DPR officials presented the amended design that incorporated many of the changes suggested by the community at the May meeting.

The changes made were the following:

- While the initial plan called for all seven currently existing chess tables to be removed, the updated plan includes two tables.
- While the initial plan called for all backless seating areas and all seats designed in “ottoman” styles, the updated plan includes 13 World Fair 1969 style benches, with only two ottomans.
- Concerns of the center sprinkler getting people wet were addressed by foot activated sprinklers.
- Regarding green and open spaces, DPR must pay restitution to itself for the removal of two trees for safety reasons and two more that are dead, and so 13 new trees will be planted. In addition, DPR will plant native bushes and shrubs in the enlarged tree pits to complement the native trees that will be planted, as well as set aside space for school groups or other neighborhood organizations to plant bulbs and other plantings.

Several attendees present at both the May and June meetings appreciated the efforts of DPR to meet the community in the middle and compromise on the design. Unfortunately, a motion to support the redesign as presented failed due to the fact that there were many that still were not satisfied with components of the design, primarily based around the paucity of table space.

As such, the committee voted unanimously with 8 in favor to support the redesign plan with the condition that DPR try to accommodate the following suggestions:

- Two tables are insufficient, and so the agency should add more tables.
- Dissatisfaction with the play cubes and suggestions that the agency incorporate different shapes and sizes to teach geometry, or possibly utilize a different format than simple cubes in the imagination/creative play space.
- Maintain the existing center compass or install something similar.

Acknowledging that if the Landmarks Preservation Commission makes additional changes that the agency would have to return to the Board, the committee hopes the full Board supports its recommendation to support the St. Marks Playground Redesign with the aforementioned changes and suggestions.

## Q&A:

- LPC has a lot of say regarding what the cubes can look like so the agency is limited in what they can do.
- The lack of tables never stopped illicit adult activities. The second point about the cubes seems a bit like micromanagement. Would rather support a motion that eliminates the cubes.
- Can we get a final design? *If LPC specifies any changes, they will come back. What was brought to the PYE meeting in June, that is the final design.*
- The metal slides do not look comfortable. *Playground manufacturers require them to face metal slides to the north to keep them cooler. Trees that will be planted will provide shade.*

Ms. Wedderburn made a motion to support the committee's recommendation. The motion was seconded by Mr. Gabriel. Mr. Witherwax made a friendly amendment to accept the recommendation without mention of the cubes. The amendment was accepted.

Mr. Jim Morris, Deputy Borough Commissioner of Parks stated that the agency will see if more tables can be incorporated and will try to get the compass. He proudly stood on the fact that the agency is diligently working with the community as evidenced by many of the changes already made.

The motion passed unanimously with 35 in favor.

## **SLA and Sidewalk Café Review Committee (SLAC)**

The SLAC Committee met on Monday, June 2, 2025 and discussed the following applications:

### **1. New Liquor Licenses**

#### **A. Bar Zakh, 147 Utica Ave – Beer/Wine/Cider License**

Details include:

- i. Hours of Operation Noon to midnight Sunday thru Thursday; Noon to 2AM Friday and Saturday
- ii. Entertainment includes recorded music, live music, karaoke
- iii. 10 tables with 28 sets, 1 additional bar with 8 seats, max capacity is 50
- iv. Backyard with dimensions of 18x20 feet with 5 tables and 14 seats, proposed hours of operations noon to midnight daily

The committee voted unanimously to support the application with the condition that the backyard space close at 10PM Sunday thru Thursday and 11PM Friday and Saturday. The committee hopes the full Board supports its recommendation.

There were no questions or comments on the items. Mr. Ross made a motion to support the committee's recommendation. The motion was seconded by Ms. Mitchell and carried with a final vote of 33 in favor with 1 abstention.

**B. Inaka, 597 Vanderbilt Ave – Beer/Wine/Cider License**

Details include:

- i. Change of Ownership
- ii. Hours of operation 11AM to 10PM daily
- iii. 15 tables with 42 seats, 1 bar with 6 additional seats, max capacity 74

The committee voted 11 in favor with 1 abstention to support the application as presented and hopes the full Board supports its recommendation.

There were no questions or comments on the items. Mr. Veconi made a motion to support the committee's recommendation. The motion was seconded by Ms. Taylor and carried with a final vote of 33 in favor with 1 abstention.

**C. Ozakaya, 635 Vanderbilt Avenue – Beer/Wine/Cider License**

Details include:

- i. Change of Ownership
- ii. Hours of operation Noon to 10PM daily
- iii. 11 tables with 22 seats, 1 bar with 8 additional seats, max capacity 74
- iv. Dining out sidewalk application approved with dimensions of 12x7 feet with 4 tables and 8 seats with same operating hours as indoor space

The committee voted 12 in favor to support the application as presented and hopes the full Board supports its recommendation.

There were no questions or comments on the items. Ms. Taylor made a motion to support the committee's recommendation. The motion was seconded by Ms. Gibbs and carried with a final vote of 33 in favor with 1 abstention.

**D. El Barrio Burritos, 796A Franklin Ave, beer/wine/cider**

Details include:

- i. Premises has 4 seats, so Applicant expressed intention to sell "to go" beers. Committee members urged Applicant to discuss with his counsel. District office investigation found that food-centric bars and restaurants can indeed sell alcoholic beverages for consumption off-site.
- ii. Hours of operation 10AM to 10PM Saturday and Sunday; 11AM to 10PM Monday thru Friday

The committee voted 12 in favor to support the application with the following conditions:

- a. Amend application from a full license to beer/wine/cider
- b. Increase hours of operation on Friday and Saturday to 12 AM

It hopes the full Board to support its recommendation.

Q&A:

- Why did the committee want the applicant to expand their hours? Response: *More flexibility.*
- Point of clarification [comment]: By law, establishments can sell cans of beer to go.

Mr. Meehan made a motion to support the committee's recommendation. The motion was seconded by Ms. Jordan and carried with a final vote of 32 in favor with 1 abstention.

E. **Tin Angel**, 406 Prospect Place Full

Details include:

- i. former Bar Meridian, seeking to open an Oyster / Seafood restaurant
- ii. Hours of Operation: 5PM to midnight Monday thru Thursday, 5PM to 2AM Friday; Noon to 2AM Saturday; Noon to midnight Sunday
- iii. Representatives of Prospect Heights Church of Christ attended:
  1. As 404 Prospect Place is a building used exclusively as a place of worship, 406 Prospect Place is prohibited from selling liquor due to 200 foot rule.
  2. PHCOC unaware of Bar Meridian's application before it was issued in 2019.
  3. Objects to sale of liquor and littering (cigarettes)
  4. Applicant made PHCOC aware of SLAC meeting.
- iv. Determination as to whether 200 foot rule applies is beyond CB8 SLAC's scope. SLAC will give Applicant benefit of the doubt, and evaluate application presuming that 200 foot rule does NOT apply.
- v. Committee and community members urged compromise
  1. Applicant willing to open on Sunday at 2:30, after service
  2. PHCOC reps will discuss w church leadership

The committee voted 11 in favor with 2 abstentions to support the application for a full liquor license with the following conditions:

- a. The establishment will open no earlier than 2:30 PM on Sunday
- b. Request that SLA determine whether 200 foot rule applies

The committee hopes the full Board supports its recommendation.

Comments, Q&A:

- The Church minister: My parishioners and I completely object to the liquor license. The church wants the same protections as all others. Feels even more disrespectful considering the church used to own the property where the bar is located and sold it to the neighbor. He urged CB8 members to understand the intention of the framers of the law to protect worshippers from non-righteous and unsanctimonious of bar goers. Response: *The*

*200 foot rule only applies to full liquor licenses. Even within 200 feet, they would be allowed a beer/wine/cider license. That is legal and within their rights per ABC law.*

- Has there been a discussion with church leadership about the details of the application? Is the church aware of the compromises that have been put forth? Also, how did Bar Meridian get a license? Response from Minister: *The church appealed to the SLA after Bar Meridian opened. The agency has not responded to any inquiries by the religious body.*

Mr. Puca made a motion to support the committee's recommendation. The motion was seconded by Mr. Veconi but failed with a final vote of 12 in favor, 10 opposed, with 13 abstentions.

Extensive discussion ensued along with various forms of confusion over what the Board's role is in ascertaining whether or not the entity is classified as a fully functioning church. Members were reminded that the committee explicitly wants the onus of that responsibility on the licensing agency, NOT CB8, considering the licensing agency is funded for the type of investigation necessary.

Mr. Witherwax made a motion to support the license as presented with the two conditions in the action item with the proviso that the SLA determine whether or not the 200-foot rule applies. Should the SLA find that the 200-foot rule applies after our support letter explicitly mentions the church and their objection, the board pre-emptively supports a beer/wine/cider license, which is as of right for the applicant. The two-part motion was seconded by Mr. Veconi and passed with a final vote of 24 in favor, 7 opposed, with 4 abstentions.

F. **Formosa PH**, 43 Underhill Avenue – beer/wine/cider license

Details include:

- i. Hours of Operation: Noon to 9PM Sunday thru Thursday; Noon to 10PM Friday and Saturday
- ii. 9 tables with 29 seats with an additional bar with 7 seats. Max capacity is 50

The committee voted with 10 in favor to support the application as presented in hopes that the full Board supports its recommendation.

There were no questions or comments on the items. Mr. Veconi made a motion to support the committee's recommendation. The motion was seconded by Ms. Gibbs and carried with a final vote of 32 in favor with 2 opposed.

## 2. Dining Out Applications:

- A. **Villager**, 841 Classon Avenue (sidewalk café with dimensions of 4x7 feet with 2 tables and 4 chairs total)

Voted 12 in favor to support with the following modifications:

1. Remove benches along tree pit
2. Maximum 2 tables, as indicated on the diagram
3. Maintain 8 foot clearance between tree pit and seating area

B. **Aura**, 417 Prospect Place (sidewalk café with dimensions of 6x11 feet with 3 tables and minimum 10 seats)

1. Concerns expressed about failure to abide by existing hours of operation
2. Concerns expressed about current sidewalk café footprint

A motion to recommend approval for the application as presented failed. Consequently, the committee voted 11 in favor, 1 opposed to not recommend approval for the application due to concerns over the footprint and furnishings. It hopes the full Board supports its recommendation.

C. **The Canary**, 789 Franklin Avenue (roadway café with dimensions of 11x7.6 feet with 6 tables and 12 chairs)

The committee voted 12 in favor to not recommend approval for the application due to the following:

1. failure to correctly indicate conflicts with street furniture (munimeter, bike racks) and
2. HOP (2AM, 4AM) that fail to meet Dining Out program guidelines

D. **Gold Star Beer**, 340 Sterling Place (sidewalk café in 3 parts: 8x20.5 feet on Underhill Avenue frontage; 8x15 feet in the space catty-corner to the curb; 5.5x28 feet on Sterling Place frontage with a total of 15 tables and a minimum of 34 chairs)

The committee voted to recommend approval of the application with the modification that the Northern (Sterling Place) border of seating area will be no more than 5'5" from façade in order to preserve pedestrian flow. The committee hopes the full Board supports its recommendation.

#### Q&A:

- A desire to split the vote into individual items was expressed, considering some members might not want to vote yes on an application. The member was informed that not all applications were supported by the committee and a yes vote would not be support. Instead, a yes vote would mirror the member's preference to withhold support.

Mr. Veconi made a motion to support the committee's recommendations on all of the items. The motion was seconded by Ms. Watson and carried with a final vote of 33 in favor with 1 opposed.

### Housing and Land Use

#### **1. 1720 Atlantic Avenue – Uniform Land Use Review Process (ULURP Application)**

1720 Atlantic Avenue will be developed by long term owners, the Bawabeh Family. The firm's specialty is developing mixed-use and retail buildings They are a local, long-term property owner that originally constructed the site in 2002. It is a strip mall whose tenants include a Dollar Tree and a local supermarket. The site presently supports 56 street level parking spaces for use by patrons of the mall. The proposed project will include ground floor commercial space and 13 stories of housing.

This project is in the middle of a nine and a half block M1-1 zone, in a three-block section where the M1-1 zoning is block-through to Pacific Street. Rezoning here would set a precedent for the rest of the existing M1-1 zone. The policy for a similar district to the west (M-CROWN/AAMUP) was to prefer a mixed use zoning along Pacific Street that included light industrial uses for additional density.

This is private rezoning application. It is east of the boundaries for the Atlantic Avenue Mixed Use Plan (AAMUP). This project will set a precedent for other property similarly situated in a M1-1 zone. The proposed building will rise to 14 stories at its maximum height. The applicant will provide build 300 units of housing with 84 units of permanently affordable housing to be permanently affordable, subject to a binding agreement.

The proposal included the following unit mixes

	<b>Market Rate</b>	<b>Affordable</b>
• Studios	36	7
• 1 Bedroom	67	40
• 2 Bedrooms	69	35
• 3 Bedrooms	24	2
<b>Totals</b>	<b>196</b>	<b>84</b>

The following motion was made to support the application subject to a binding agreement that would include the following:

Housing should be comprised as follows:

20% of the units at 40% AMI

10% of the units would be at 60% AMI

5% of the units would be at 80% AMI

R7A areas would have .5 FAR committed to light industrial uses as specified with the Gowanus Mix uses and AAMUP.

The binding agreement should be provision for the unit mix as presented.

The motion passed as follows: 33 – Yays 0 - Nays 3-Abstentions

Q&A:

- 84 affordable units in the building represents 28% of the units. Response from the applicant’s representative: *We fully understand that the board will not support the project if they do not commit to the greater percentage set aside and have submitted the desire and requirement to the underwriter to ensure feasibility.*
- Is there any anticipation of applying for UAP or a FRESH market? Response: *No anticipation of applying for a FRESH market at this time, and since the project is already MIH, will not utilize UAP.*

Mr. Veconi made a motion to support the committee's recommendation. The motion was seconded by Mr. Thurton. Ms. Taylor made a friendly amendment to adjust the motion with language that reflects the 35% set aside and appreciation for the developer attempting to reach the heightened affordability standards. The amendment was accepted and the motion carried with a final vote of 30 in favor with 1 abstention.

## **2. 1220 Dean Street – Application for Certificate of Appropriateness**

Ron Kopela and Ms. Park on behalf of the owner of the dwelling at 1220 Dean Street located in the Crown Heights North Landmark District. The building previously a partial SRO had been vacant for many years. The Landmarks and Preservation Committee (LPC) has already approved front facade restorations including returning facade to its brownstone coloring, installing double doors and a transom that mimics the 1940 tax photo. LPC also approved rear facade windows for the second and third story windows.

Housing and ULURP reviewed the application for a new roof top bulkhead, a railing that is visible from Bergen Street on the roof. Additionally, the applicant proposed the installation and reconfiguration of windows on the first and basement windows. As with our committee's practice, the Crown Heights North Association reviewed the application and did not support the rear facade changes, the bulkhead that is visible from Bergen Street and the window reconfiguration.

The following motion was made and seconded as follows:

We support the Dean Street facade changes including the double door, transom above the with approved materials proposed but do not support the addition of the rooftop bulkhead, the railing located on the roof nor the window alterations to be made the first and basement floor on the rear facade.

The applicant has a hearing date before LPC on June 25th, 2025.

The motion was passed with the following vote:

18 – Yays; 0 – Nays; 1- Abstention

There were no questions or comments on the items. Dr. Lazur made a motion to support the committee's recommendation. The motion was seconded by Ms. Mitchell and carried unanimously with 33 in favor.

## **3. 888 Atlantic Avenue - Fresh Certification and Authorization**

The committee reviewed an application for Fresh Certification for building located at 888 Atlantic Avenue. The applicant, Elie Pariente was present and represented by Richard Loebel of the law firm Loebel and Loebel. The building has received a height bonus for the inclusion of a fresh market. 880 Atlantic Avenue caps at 185 feet and would like an addition story for the Fresh application. The developer has received a letter of intent from Union Market to occupy the space. There was a discussion regarding two issues. One many members contended that Union Market was not an appropriate market in that location and second, given the front door location on Atlantic Avenue, some foresaw the deliveries as a challenge to safety along Atlantic Avenue despite a seven foot setback.

While the committee voted on the item, there was no longer quorum present to sustain the vote. As a committee we would ask the full board to support its deliberations. The following motion was made and seconded. The vote tally was as follows: 11 – Yays; 5 – Nays; 3 Abstentions

#### Q&A:

- Mr. Lobel and Mr. Pariente each presented comments to the Board. They stated that after hearing the disappointment with Union Market, they reached out to Bravo Supermarkets, who will occupy the space. The bonus will create two 2-bedroom units at 40% AMI and a third unit also at 40%.
- A question regarding parking. Response: Parking requirements changed with City of Yes. They no longer need to provide parking. No longer needing to add parking to the project gave more flexibility to allow for loading via the basement.

Mr. Veconi made a motion to support the FRESH application with the condition that the applicant prioritize a more affordable supermarket tenant for the space. The motion was seconded by Mr. Ross and carried with a final vote of 31 in favor with 1 opposed.

Chairperson Weatherspoon thanked all the committees with action items for their hard work and commitment in service to the community. She then recognized the new CB8 members that were not present at the May meeting, which included Declan Taintor, Regina Wilson, and Barbara Cofield. She then opened the floor for public comments.

#### Public comments:

Orlando Ross from Congresswoman Yvette Clark's office mentioned the Town Hall meeting on June 16<sup>th</sup>. This important event will provide updates from Capitol Hill and an opportunity for you to share your priorities directly with Congresswoman Clarke. The location has yet to be finalized but call the Congresswoman's office to RSVP.

Raul Rothblatt directed everyone's attention to the CB8 newsletter for the details about the 7 \* 7 event at 333 Lounge.

Francis Pena announced Black Veg Fest on August 9<sup>th</sup> at Lincoln Terrace Park.

Cheryl Walcott invited members to attend the next Crown Heights North Association general meeting next Wednesday, details of which could be found in the CB8 newsletter.

Chairperson Weatherspoon then invited committee chairs to give a very brief update on their June meetings.

#### Economic Development – Mr. Brian Saunders, Chair

On Sunday, June 22<sup>nd</sup> from 2-5 PM, the committee will host its Franklin Avenue Merchants Walk, convening at Word of Mouth café. Please come out and participate.

#### Environment, Sanitation, Transportation (EST) -- Mr. Robert Witherwax, Chair

Saturday, June 21<sup>st</sup> will mark the Franklin Open Street. The last meeting of the committee for this season will be held on Tuesday, June 24<sup>th</sup>. DEP will do a flood presentation and DOT will present plans for protected bike lanes on Albany and Troy Avenues. The committee will likely also hear more details on the Flatbush Avenue center bus lane.

**Health and Human Services** – Ms. Tamika Gibbs, Chair

Happy Fathers Day to all. The final meeting of the committee for the meeting season will be a virtual meeting on June 26<sup>th</sup>. There will be presentations on occupational health and organ donation.

**Public Safety** – Mr. Mark Thurton, Chair

The next meeting is June 23<sup>rd</sup> at the 77<sup>th</sup> Precinct located at 127 Utica Avenue.

Chairperson Weatherspoon thanked everyone for attending and participating not only at the current meeting, but meetings of both the full Board and committees for the last 10 months. She wished everyone a safe and blessed summer and adjourned the meeting at 9:40.

**Guests Present**

Xeerxeema Jordan  
Jay Goldstein  
Justin Jube  
Brian Cooke  
Traci Nottingham  
Sam Park  
Pat  
Jaibi  
Ron Kopels  
Soly B.  
Cheryl Walcott  
Perris Straughter  
Tim Anderson  
Nialls F.  
Richard Lobel  
Bernadine Melina  
Audrey Tait-Hall  
Chuya Lee  
Yi-Jung Chen  
Julian Klepper  
Kristen Larson  
Alicia Pritchard  
Gennie Agbisit  
Matthew Pavoni  
Jacob Wasserman  
Roman Kohli  
Crystal Cooper

Adrienne Granide  
Steven Cappiello  
Elie Pariente  
Rodney Seymour  
Andrea Ferris  
Al Liburd  
Roger Myers  
Asor John  
Priscilla Mensah  
Mimi Hill  
Nadja Byrd  
Raul Rothblatt  
Kim K.  
Nathan Turner